

TO LET
OFFICE PREMISES

61m_ (659 sq ft)



Awaiting Photograph

1 NEW MILL STREET
THE CARRINGTON CENTRE
ECCLESTON, CHORLEY

LOCATION

Eccleston is a popular and busy village, located approximately 8 miles from Preston and 4 miles from Chorley. The Carrington Centre is the main shopping complex and commercial/industrial centre in the village, with occupiers including Kwik Save, the local library and the Post Office.

DESCRIPTION

The premises comprise an end terrace former dwelling house that has been converted to provide office accommodation. The buildings are of brick construction under a pitched slate roof, with car parking to the front.

Internally, accommodation is provided on ground and first floor level, along with kitchen and toilet facilities. The accommodation is in good decorative order and carpeted throughout, and is heated by means of gas-fired central heating.

ACCOMMODATION

The subject unit comprises a reception/office, and office to the rear at ground floor level, with two further offices at the first floor with ancillary kitchen and toilet facilities.

The premises have a net internal area of 61 m² (695 sq ft).

RATES

We are verbally informed by the Local Authority that the premises has a Rateable Value of £4,150. The rates payable for 2002/2003 financial year are £1813.55.

LEASE

The premises are available by way of a new, full repairing and insuring lease for a term of three years, or multiples thereof.

RENT

£5,000 per annum plus VAT at the prevailing rate.

LEGAL COSTS

The ingoing tenant shall be responsible for the Landlord's reasonable legal costs involved in this transaction.

VIEWING

By appointment with the retained Agents, Whittle Jones North West. Tel:01257 238666.

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60m_ (650 sq ft)



4 NEW MILL STREET
THE CARRINGTON CENTRE
ECCLESTON, CHORLEY

LOCATION

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DESCRIPTION

The premises comprise a mid-terrace former dwelling house that has been converted to provide office accommodation. The buildings are of brick construction under a pitched slate roof, with car parking to the front.

Internally, accommodation is provided on ground and first floor level, along with kitchen and toilet facilities. The accommodation is in good decorative order and carpeted throughout, and is heated by means of gas-fired central heating.

ACCOMMODATION

The subject unit comprises a reception/office, and office to the rear at ground floor level, with two further offices at the first floor with ancillary kitchen and toilet facilities.

The premises have a net internal area of 60 m² (650 sq ft).

RATES

We are verbally informed by the Local Authority that the premises has a Rateable Value of £4,150. The rates payable for 2004/2005 financial year are £1879.95.

LEASE

The premises are available by way of a new, full repairing and insuring lease for a term of three years, or multiples thereof.

RENT

£5,200 per annum plus VAT at the prevailing rate.

LEGAL COSTS

The ingoing tenant shall be responsible for the Landlord's reasonable legal costs involved in this transaction.

VIEWING

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